

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-427
ADDRESS: 519 S PRESA ST
LEGAL DESCRIPTION: NCB 902 BLK LOT 24 AT 724 ST MARY'S
ZONING: IDZ,HL
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Rebekah Perez/Work5hop
OWNER: WONG WAY LLC
TYPE OF WORK: Reconstruction of 1-story front porch with extension
APPLICATION RECEIVED: July 17, 2019
60-DAY REVIEW: September 15, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Reconstruct the 1-story front porch which was previously damaged by a storm.
2. Extend a portion of the porch depth by 3'-8" towards the street and modify the roofline and trim rail detailing.
3. Add a side staircase to the south elevation of the porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should

be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The primary structure located at 519 S Presa is a 1-story single family structure constructed circa 1915 in the Folk Victorian style. The home features a primary hipped roof with two front gables, standing seam metal roof, two over two wood windows, and wood shingles in the front gable. The structure is an individually listed local landmark.
- b. PORCH RECONSTRUCTION – The applicant has proposed to reconstruct the front porch after the previous condition was destroyed by a storm in early 2019. The applicant has proposed to match the former design, spindle trim rail detailing, railing, and balustrade as closely as possible. According to the Historic Design Guidelines, porches should be restored to their original configuration if documentation is available. Staff finds this portion of the request consistent with the Guidelines.
- c. PORCH EXTENSION – The applicant has proposed to extend the depth of the front porch by 3’-8” towards the street. The current depth is 6’-5”. This extension will require that the original configuration of the roofline be modified, including the decorative trim rail detailing, which will now be offset to adjust for the difference in roof pitch. As noted in finding b, the Guidelines state that porches should be reconstructed to match the original in design as closely as possible when documentation is available. The proposed extension will visually modify the porch from the public right-of-way, particularly its character-defining trim rail detailing. Staff does not find the proposal as designed consistent with the Guidelines.
- d. STAIRCASE – The applicant has proposed to add a second porch staircase to the south (side) elevation of the primary structure. A roofline extension will not be required on this portion. According to the Guidelines, new porch elements, such as stairs, should be simple in design and should not detract from the character defining features. Staff finds this request appropriate.

RECOMMENDATION:

Staff recommends approval of the front porch reconstruction and extension based on findings a through d with the following stipulations:

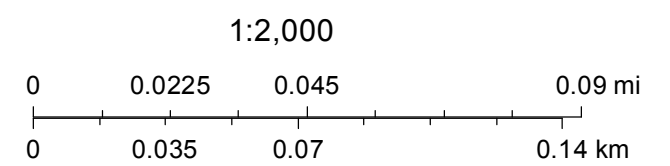
- i. That the front porch extension be eliminated or redesigned to maintain the plane and design of the character defining trim rail detailing as noted in findings b and c. The applicant is required to submit updated drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

City of San Antonio One Stop



August 1, 2019

— User drawn lines





South Elevation



East Elevation



Work5hop
 618 East Locust
 San Antonio, TX 78212
 210.549.2588
www.work5hop.com



Damaged fascia & soffit



Porch roof and columns damaged and removed



Damaged fascia, soffit, trim, freize boards, decorative running trim



Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

519 South Presa St. Repair



Damaged iron fence & gate



West Elevation



Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

519 South Presa St. Repair



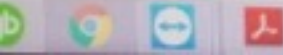




519

OPEN







UR
NG
PM
→

HAYBICK

A recent storm damaged a large tree on the near east side of the building. The damage caused the tree to fall on top of the existing front porch roof, destroying the roof structure, columns, railing, fascia, soffit, and decorative wood trim, as well as a portion of the iron gate and fence near the street.

This project proposes to rebuild the porch structure to match the pre storm conditions, while also extending a small portion of it to the edge of the existing stair. The current 6.5' width of the porch doesn't allow for much activity, and the owner would like to be able to add a few chairs to seat 2 or 3 people.

The previous asphalt "roll-roofing" material will be replaced with a standing seam galvalume panel with seams at 16" o.c. on a durable ice and watersheild underlayment. The roof has a very low slope, so the roofing isn't very visible from any vantage point, but the metal roof is a better long term material than the "roll roofing". The light, silvery gray galvalume finish complements the light gray of the main structure's light gray asphalt shingles.

The plan is to replace all of the damaged, wood columns with new units with a spindle pattern that matches the previous as closely as possible. The decorative running trims, fascia, frieze boards, and soffits, will all be replaced with matching wood materials. The wood handrails that can be salvaged from the storm will be fixed and reinstalled, and any unsalvageable panels will be replaced using the identical design.



March 2019

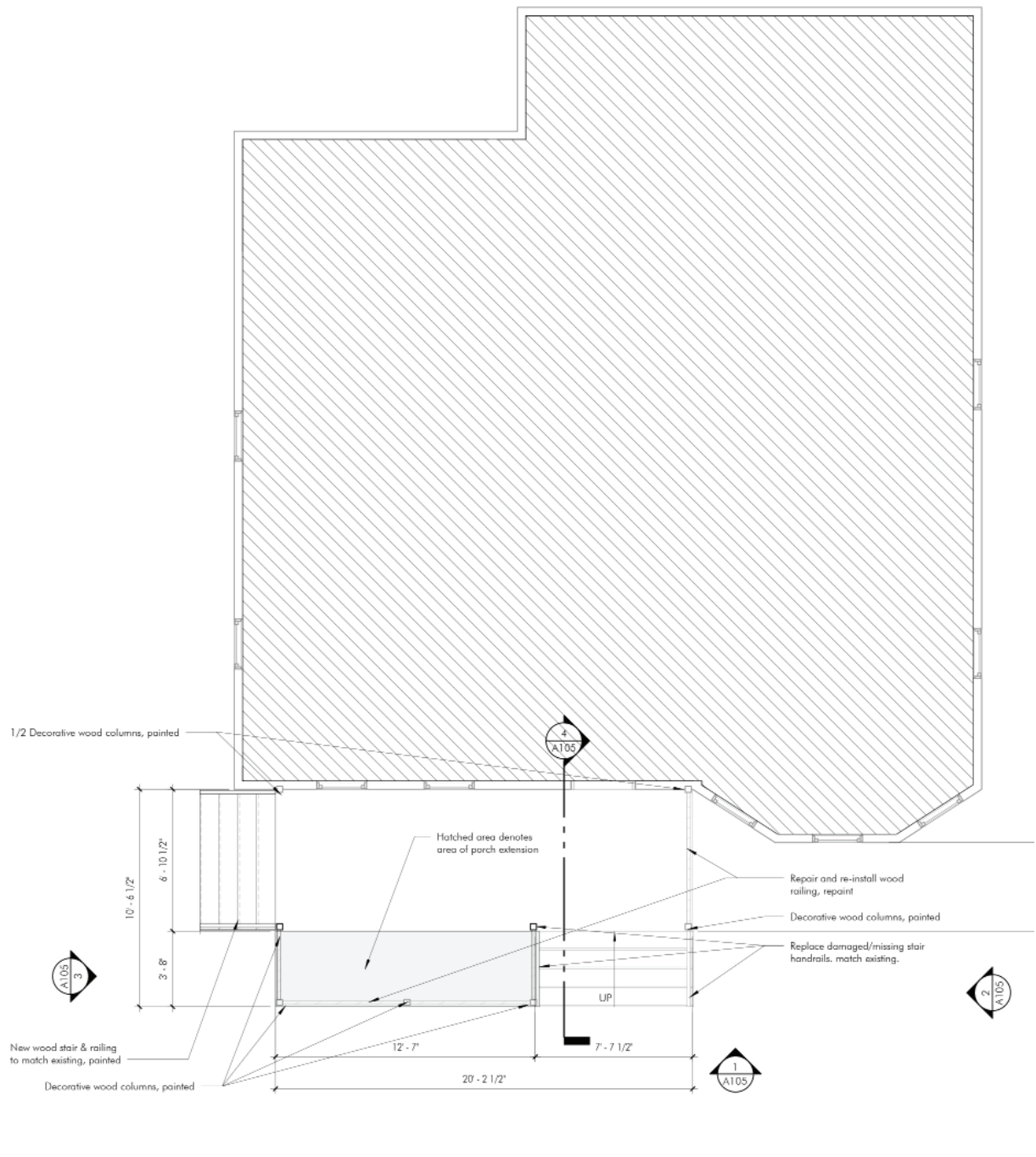


July 2019



Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

519 South Presa St. Repair
Narrative of New Work

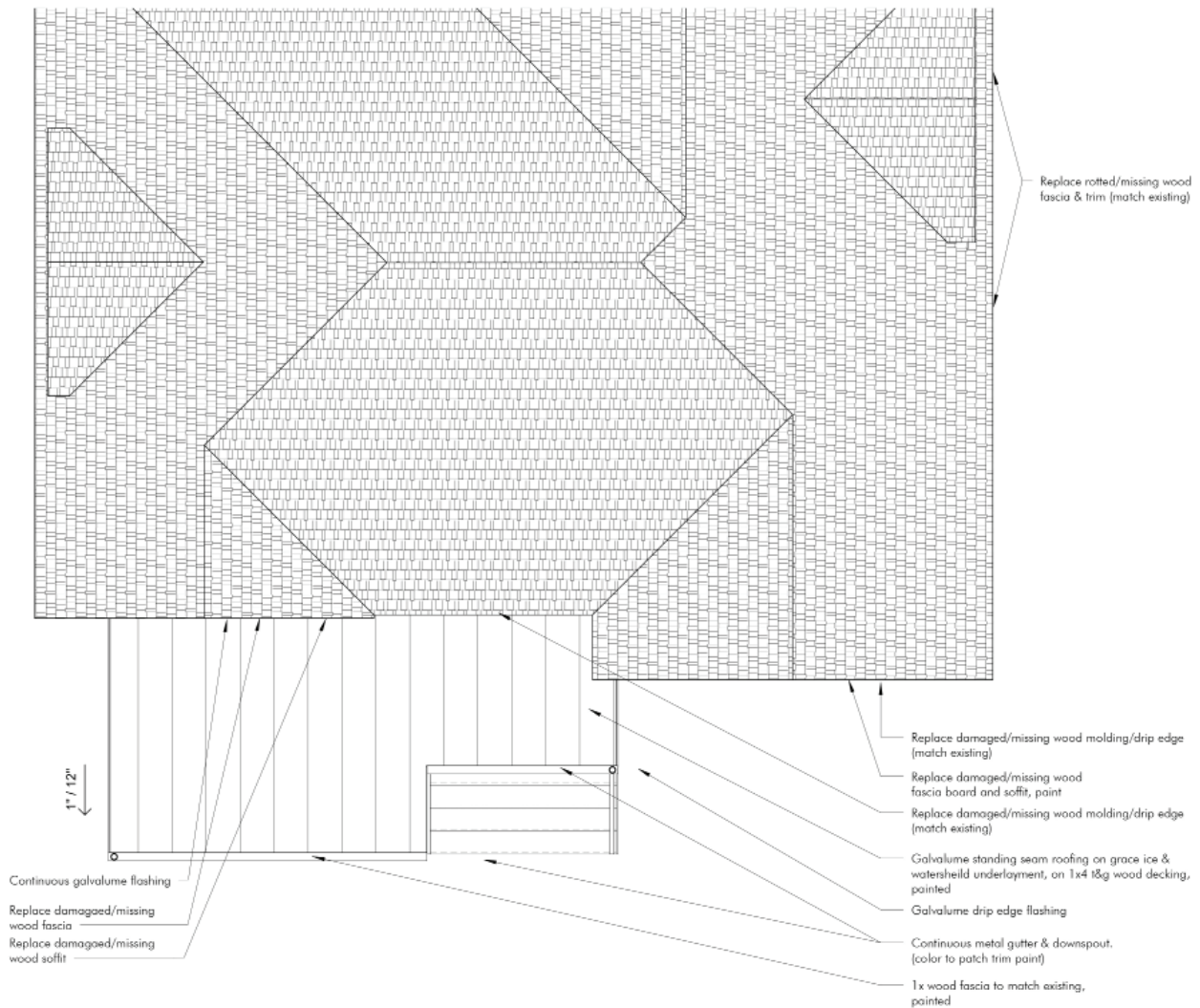


First Floor Plan



Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

519 South Presa St. Repair
Floor Plan Level 1



Roof Plan



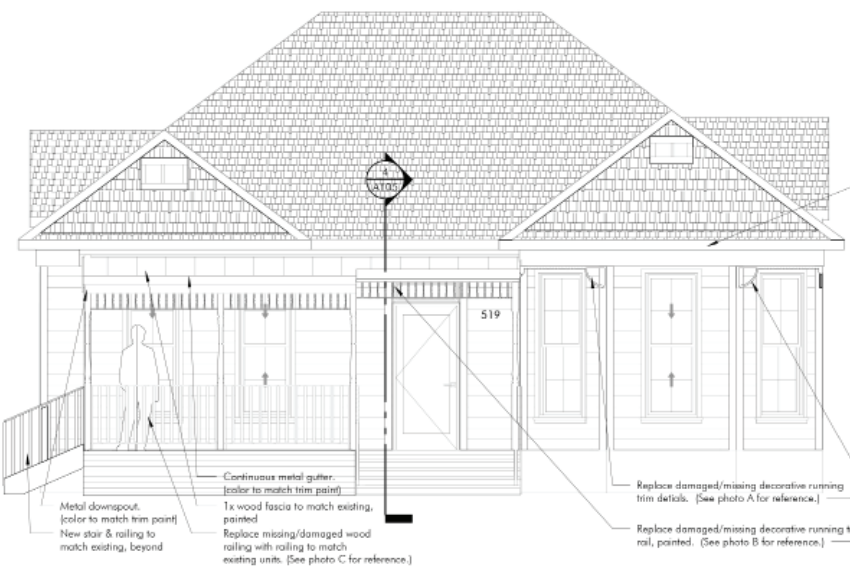
Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

519 South Presa St. Repair
Roof Plan

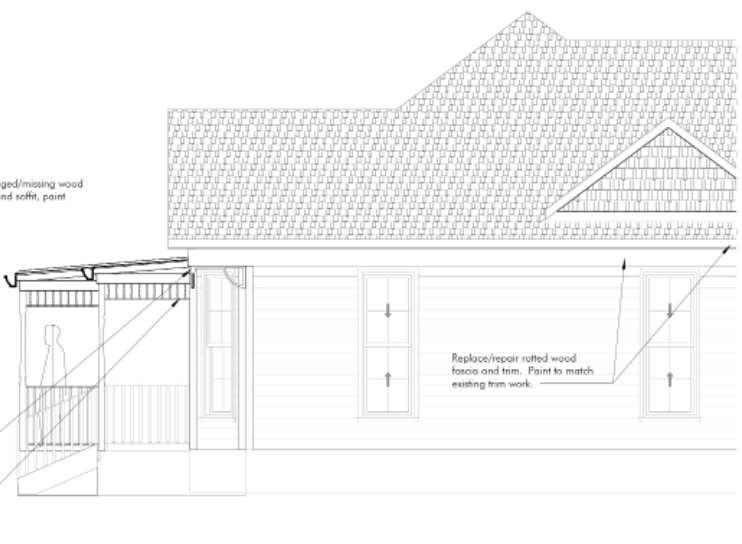


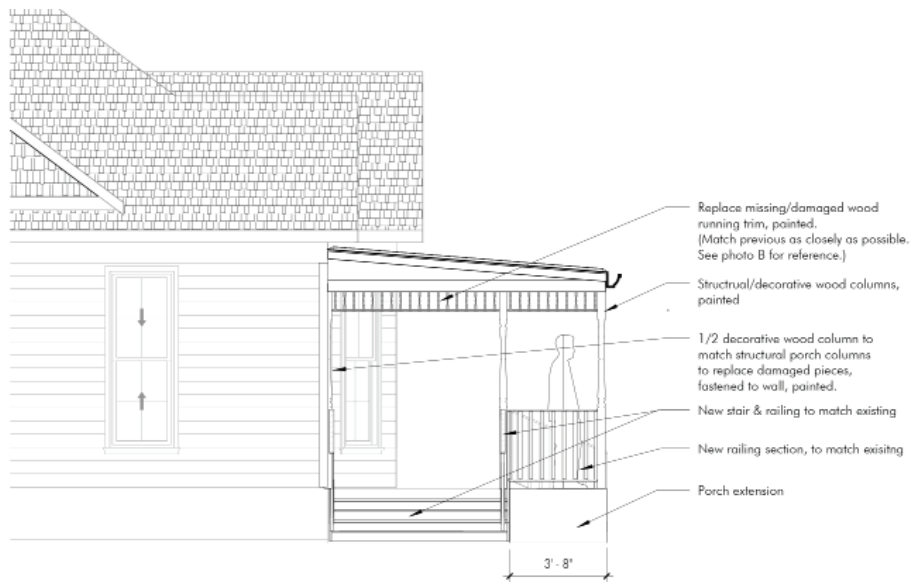
Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

South Elevation

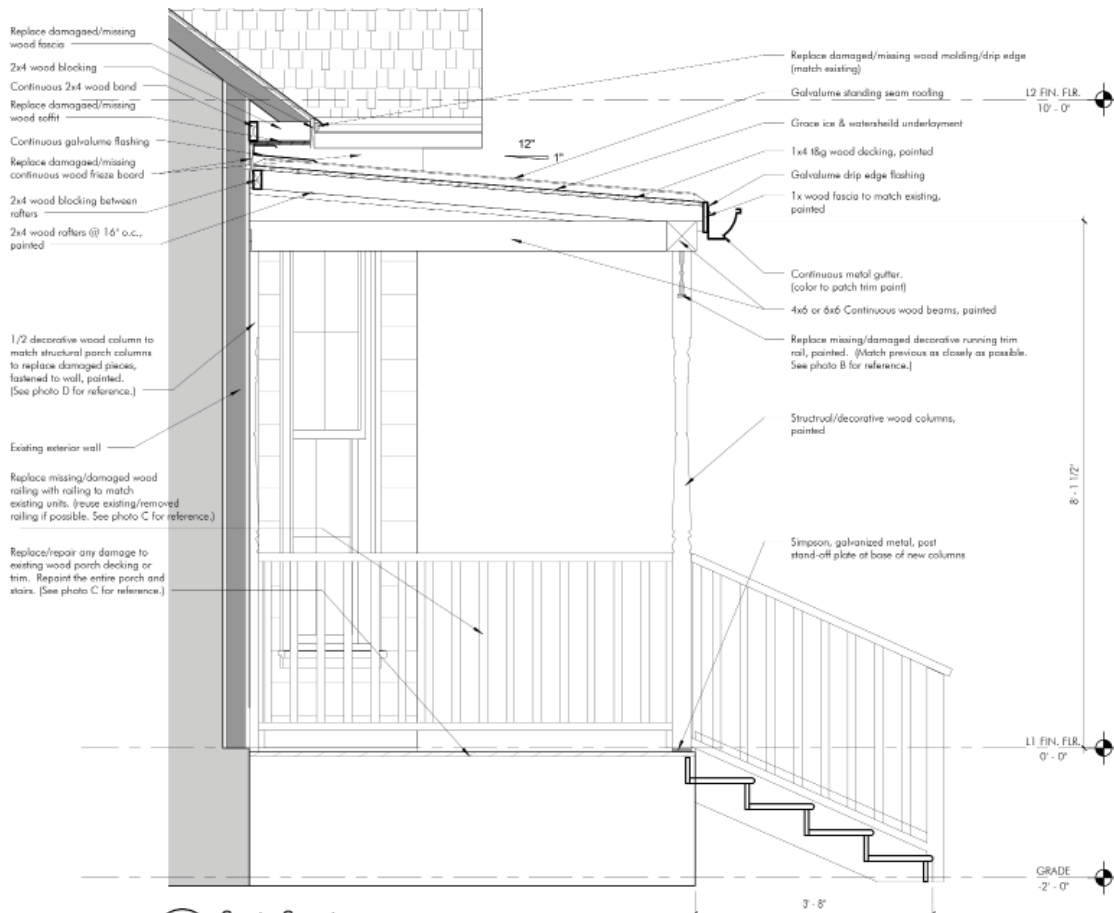


East Elevation





West Elevation



Section/Detail



Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

519 South Presa St. Repair
Elevations

Materials

Demolition: Remove damaged roof, columns, trim, fascia board and soffit while preserving non-damaged pieces.

Roofing: Standing seam, galvalume metal roof 16" o.c seams.

Columns: Wood columns to replace damaged units. Pre-primed pine columns will match historic units as closely as possible.

Decorative Trim: Running trim to match historic trim as closely as possible.

Paint: Colors are to match existing "White" paint color.

Fascia board & Soffit: Damaged areas to be replaced with fascia & soffit matching historic cornice.



Standing Seam Metal Roof (Example)



96" x 8' Primed Pine Square Column (Example)



Work5hop
618 East Locust
San Antonio, TX 78212
210.549.2588
www.work5hop.com

519 South Presa St. Repair
Materials